

Assistant Minister for the Environment

Schedule of conditions and reason for refusal: Land at Les Ruisseaux House (Secret Garden), Les Ruisseaux, St Brelade

Planning application: RP/2020/0558

A. The Assistant Minister for the Environment refused part of planning permission reference RP/2020/0558, in respect of the proposed installation of the air source heat pump on the north-east elevation, for the following reason:

1. Insufficient evidence has been submitted with the application to prove that the proposed air source heat pump would not result in an unreasonable level of noise disturbance to nearby residents and the proposal is, therefore, contrary to Policy GD1 of the adopted bridging Island Plan 2022.

B. The Assistant Minister for the Environment approved part of planning permission reference RP/2020/0558, in respect of the proposed installation of solar panels on the roof plane, external stairs to south elevation, timber cladding to south elevation and to changes to the ground-floor window and door arrangements, the repositioning of a rooflight and the repositioning of internal walls, doors and staircases, subject to the following conditions:

1. The development shall commence within three years of the date of the Ministerial decision.

Reason: The development will need to be reconsidered in the light of any material change in circumstances.

2.. The development shall be carried out entirely in accordance with the approved plans and documents in so far as they relate to the solar panels (subject to revision as required by condition no. 3), external stairs, the timber cladding and the internal and external alterations.

Reason: To ensure that the development is carried out as approved.

3. Prior to the commencement of the installation of the solar panels and supporting structures, details of means of softening the appearance of the supporting structure of each row of panels as viewed from Le Picachon shall be submitted to and approved by the Regulation section of the Department of Infrastructure and Environment. Such means shall be implemented within one month of the solar panels being installed and shall, thereafter, be maintained.

Reason: To ensure that the mounting structure does not present an overbearing or intrusive feature when viewed from the adjacent property, in accordance with the provisions of policies GD1 and GD6 of the adopted bridging Island Plan 2022.

END